| 143.0 | 0002 | 0003.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 845,400 / 845,400 |
| | | | | | USE VALUE: | 845,400 / 845,400 |
| | | | | | ASSESSED: | 845,400 / 845,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 16 | | PINE RIDGE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | CHILDS ROBERT M | |
| Owner 2: | GRAHAM HILARY L | |
| Owner 3: | | |
| Street 1: | 16 PINE RIDGE ROAD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02476 | Type: |

Own Occ: N

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | NORTH CHRISTOPHER - |
| Owner 2: | NORTH TAMARA L - |
| Street 1: | 16 PINE RIDGE ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02476 |

Cntry:

## NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 1681 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 9 | Varied |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5400.000 | 378,500 | 1,300 | 465,600 | 845,400 |
| Total Card | 0.124 | 378,500 | 1,300 | 465,600 | 845,400 |
| Total Parcel | 0.124 | 378,500 | 1,300 | 465,600 | 845,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.94 | /Parcel: 502.94

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 92429

**GIS Ref**

**GIS Ref**

**Insp Date** 06/09/18

!11072!

## PREVIOUS ASSESSMENT

Parcel ID: 143.0-0002-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 378,500 | 1300 | 5,400. | 465,600 | 845,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 367,800 | 1300 | 5,400. | 465,600 | 834,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 367,300 | 1300 | 5,400. | 465,600 | 834,200 | 834,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 241,900 | 1400 | 5,400. | 436,500 | 679,800 | 679,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 243,700 | 1400 | 5,400. | 360,800 | 605,900 | 605,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 243,700 | 1400 | 5,400. | 331,700 | 576,800 | 576,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 243,700 | 1400 | 5,400. | 302,600 | 547,700 | 547,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 230,100 | 1400 | 5,400. | 296,800 | 528,300 | 528,300 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 11:51:05 |

**LAST REV**

| Date | Time |
|---|---|
| 08/16/21 | 14:17:16 |

danam

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11072

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| NORTH CHRISTOPH | 47339-237 | | 4/28/2006 | Change>Sale | 546,500 | No | No | | |
| KEOHANE DAVID & | 30791-491 | | 10/25/1999 | | 345,000 | No | No | | |
| DALRYMPLE DOROT | 22297-356 | | 8/14/1992 | | 183,900 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 92429 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/30/2021 | 934 | Ingr. Po | 30,000 | O | | | | |
| 3/15/2018 | 274 | Addition | 290,000 | O | | | | |
| 5/8/2006 | 353 | Manual | 32,000 | | | G7 | GR FY07 | 1 FLOOR SUPPORT |
| 8/17/1998 | 538 | Manual | 2,500 | | | | | REROOF |
| 5/1/1995 | 216 | | 2,000 | | | | | ADD 14X20 WDK |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/30/2019 | Left Notice | DGM | D Mann |
| 10/30/2019 | Permit Visit | DGM | D Mann |
| 6/9/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/21/2009 | Meas/Inspect | 294 | PATRIOT |
| 4/27/2000 | Inspected | 276 | PATRIOT |
| 12/1/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 264 | PATRIOT |
| 12/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5400 | | Sq. Ft. | Site | | 0 | 80. | 1.08 | 9 | | | | | | | | | 465,601 | | | | | | 465,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.12397 | Total SF/SM: | 5400 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 465,601 | Spl Credit | | Total: | 465,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1921 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G20 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 2 - Good | | |
| Insulation: | 7 - Ab avg | | |
| Int vs Ext: | | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.27466536 |
| Const Adj.: | 1.05837357 |
| Adj $ / SQ: | 182.125 |
| Other Features: | 100090 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 464973 |
| Depreciation: | 86485 |
| Depreciated Total: | 378488 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

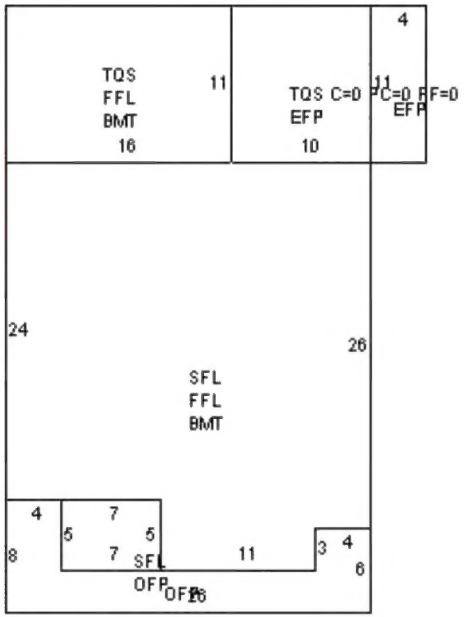
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 182.12 |
| Special Features: | 0 | Val/Su Net: | 133.13 |
| Final Total: | 378500 | Val/Su SzAd | 225.18 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 863 | 54.640 | 47,152 |
| FFL | First Floor | 863 | 182.120 | 157,174 |
| SFL | Second Floor | 686 | 182.120 | 124,919 |
| EFP | Enclos Porch | 154 | 47.520 | 7,319 |
| OFP | Open Porch | 145 | 29.510 | 4,278 |
| TQS | 3/4 Story | 132 | 182.120 | 24,040 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,843 | | Total: | 364,882 | |
| Size Ad | 1680.8999 | Gross Area | 2923 | FinArea | 1681 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 95 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 143.0-0002-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 8X6 | A | AV | 1980 | 40.00 | T | 31.2 | 101 | | | 1,300 | | | 1,300 |

| More: | N | Total Yard Items: | 1,300 | Total Special Featues: | | Total: | 1,300 |
|---|---|---|---|---|---|---|---|